

Great Position



Shop 3 The Parade, 67 Dedworth Road, Windsor, SL4 4EY

A delightful lock up shop in this well established parade and West Windsor retail hub.

Available Size	235 sq ft / 21.83 sq m
Rent	£14,800 per annum subject to contract and use
Business Rates	100% small business rates relief compliant.
EPC Rating	D (89)

KEY POINTS

- A small shop with a low entry rent level.
- Well known retail parade
- Great local ctachment - also close to the M4 / Windsor Royal Way dual carriageway connection.
- Available on a new lease handed back redecorated, open plan with vacant possession.

Description

A single lock up shop with a fully glazed frontage of approximately 16 feet. A built depth of circa 25 feet, with a sales area plus rear cloakroom and tea point. Good customer parking.

Location

The shop occupies a well known position in an established parade and retail hub opposite The Clewer Memorial Ground and "Pirate Park". Other retailers close by include Thames Valley Hospice, The Co-Op, Costa Coffee, Motorcraft, Lodge Bros, KFC, and Pizza Hut.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Lock up shop	235	21.83	Available
Total	235	21.83	

Viewings

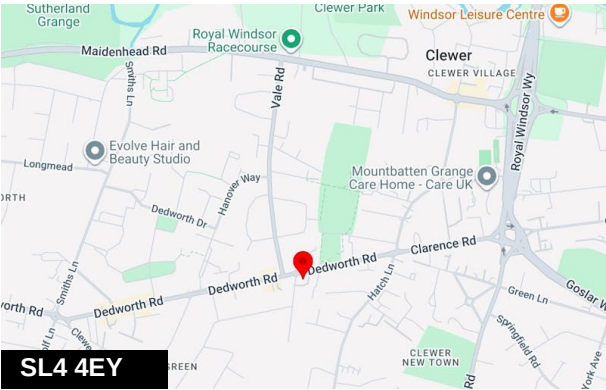
By appointment through the owner's sole agent, Christopher Thomas.

Nail bar and mobile phone/vape operators are unlikely to be considered suitable candidates.

With apartments above, non social hour or noise generating uses are unlikely to be considered either.

Terms

Available on a new lease at £14,800 p.a.x. subject to contract.



Viewing & Further Information

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